017.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	845,900 / 845,900
					USE VALUE:	845,900 / 845,900
					ASSESSED:	845,900 / 845,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
166		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEENEY CAROL ANNE
Owner 2:	SWEENEY DONNA JEAN
Owner 3:	
Street 1:	166 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SWEENEY CAROL A & JAMES J -
Owner 2:	SWEENEY DONNA J & RAYMOND V -
Street 1:	166 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,474 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Stucco Exterior and 1956 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6474.000	400,000	3,700	442,200	845,900
Total Card	0.149	400,000	3,700	442,200	845,900
Total Parcel	0.149	400,000	3,700	442,200	845,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 432.46 | /Parcel: 432.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 12131
GIS Ref:
GIS Ref:
Insp Date: 04/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 017.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	399,900	3700	6,474.	442,200	845,800	845,800	Year End Roll	12/18/2019
2019	101	FV	303,000	3700	6,474.	469,900	776,600	776,600	Year End Roll	1/3/2019
2018	101	FV	303,000	3700	6,474.	342,700	649,400	649,400	Year End Roll	12/20/2017
2017	101	FV	303,000	3700	6,474.	298,500	605,200	605,200	Year End Roll	1/3/2017
2016	101	FV	303,000	3700	6,474.	254,300	561,000	561,000	Year End	1/4/2016
2015	101	FV	295,900	3700	6,474.	248,800	548,400	548,400	Year End Roll	12/11/2014
2014	101	FV	295,900	3700	6,474.	204,500	504,100	504,100	Year End Roll	12/16/2013
2013	101	FV	295,900	3700	6,474.	194,600	494,200	494,200		12/13/2012

!1461!

PRINT

Date	Time
12/10/20	17:03:03

LAST REV

Date	Time
10/30/19	10:40:44
mmcmakin	
1461	

USER DEFINED

Prior Id # 1:	12131
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWEENEY RAYMOND	72972-547	1	7/23/2019	Family	372,500	No	No		
SWEENEY RAYMOND	72972-542		7/23/2019	Estate/Div	10	No	No		
	18391-347		7/1/1987		100	No	No		Raymond V Sweeney Jr dod 10/31/2013

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/3/2006	6	Redo Kit	12,000			G7	GR FY07	
7/28/2003	604	Re-Roof	7,000					

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2019	SQ Returned	MM	Mary M
4/11/2018	MEAS&NOTICE	BS	Barbara S
2/1/2018	Mail Update	EMK	Ellen K
5/12/2009	Measured	372	PATRIOT
10/26/1999	Inspected	267	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6474		Sq. Ft.	Site		0	80.	0.85	1			Med. Tr	-10					442,239						442,200	

Total AC/HA: 0.14862 | Total SF/SM: 6474 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 442,239 | Spl Credit | Total: 442,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.18680978
Const Adj.:	1.00989902
Adj $ / SQ:	149.820
Other Features:	100250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	491347
Depreciation:	91391
Depreciated Total:	399957

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

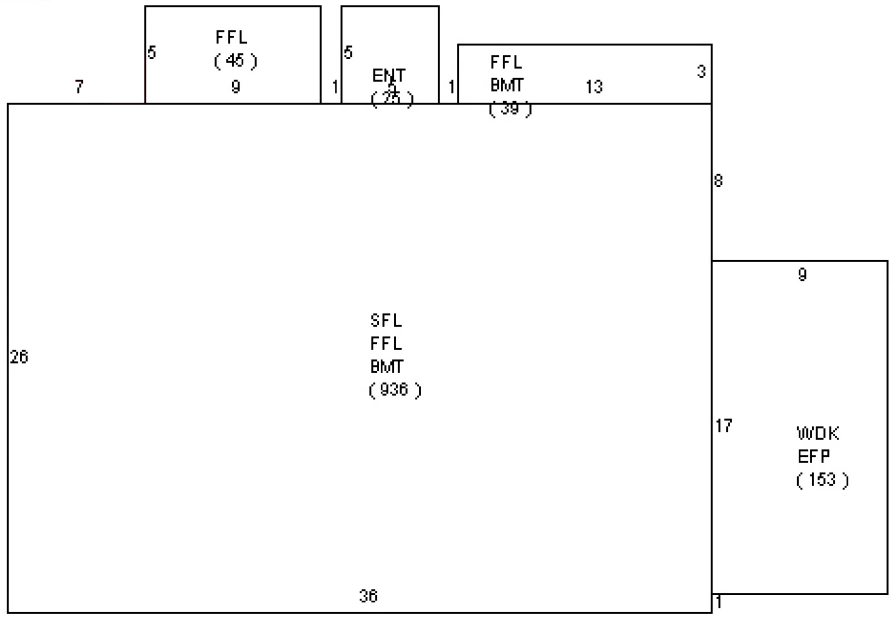
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	164.80
Special Features:	0	Val/Su Net:	122.62
Final Total:	400000	Val/Su SzAd	204.50

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,020	149.820	152,816
BMT	Basement	975	44.950	43,822
SFL	Second Floor	936	149.820	140,231
EFP	Enclos Porch	153	45.460	6,956
WDK	Deck	153	12.660	1,937
ENT	ENTRY	25	26.660	667

Net Sketched Area:	3,262			Total:	346,429
Size Ad	1956	Gross Are	3262	FinArea	1956

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 017.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X20	A	AV	1928	25.42	T	40	101			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700